

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 10, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON SE-00-S-038, JAGDISH BERRY, TO A DATE CERTAIN OF JUNE 13, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioner Byers absent from the meeting.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON RZ/FDP-2000-MA-055, JOHN H. THILLMANN, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 17, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Palatiello not present for the vote; Commissioner Byers absent from the meeting.

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Commissioner Harsel MOVED THAT THE PUBLIC HEARING ON RZ-2000-BR-061, BOURJ LIMITED, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 23, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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Commissioner Alcorn announced that the Environment Committee would meet on Thursday, May 17, 2001 at 7:30 p.m. in the Board Conference Room. He noted that the topic would be stormwater proffer language.

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Commissioner Harsel announced that on Wednesday, May 16, 2001 at 7:30 p.m. the Redevelopment and Housing Committee would meet in the Board Conference Room.

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FSA-P00-80-1 - WINSTAR COMMUNICATIONS, 2751 Prosperity Avenue

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE RECOMMENDATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, AS CONTAINED IN THE STAFF REPORT DATED MARCH 29, 2001, AND FIND THAT PROPOSED AMENDMENT FSA-P00-80-1 BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Hall seconded the motion which carried by a vote of 7-0-1 with Commissioner Kelso abstaining; Commissioners Alcorn, Harsel and Palatiello not present for the vote; Commissioner Byers absent from the meeting.

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FSA-Y97-50-1 - AT&T WIRELESS SERVICES, Cub Run Stream Valley Park

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATION PROPOSED BY AT&T WIRELESS SERVICES FOR THE TELECOMMUNICATION FACILITY LOCATED IN THE FAIRFAX COUNTY PARK AUTHORITY PROPERTY IN CUB RUN STREAM VALLEY PARK, NEAR INTERSTATE 66, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION ON OCTOBER 2, 1997 FOR FS-Y97-50; AND THAT THE MODIFICATION BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2232 OF THE CODE OF VIRGINIA.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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VC-01-L-030 - GOVERNOR'S HILL, LLC

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION THANK THE BOARD OF ZONING APPEALS FOR THEIR COOPERATION IN DELAYING THEIR DECISION ON VC-01-L-030, GOVERNOR'S HILL, LLC, AND ASK THAT STAFF INFORM THE BZA THAT ALL THE ISSUES BROUGHT TO OUR ATTENTION ON THIS MATTER HAVE BEEN RESOLVED TO OUR SATISFACTION.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Palatiello not present for the vote; Commissioner Byers absent from the meeting.

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S98-CW-4CP - OUT-OF-TURN PLAN AMENDMENT (Decision Only)

(The public hearing on this item was held on May 2, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PLAN AMENDMENT, S98-CW-4CP, AS SHOWN IN ATTACHMENTS 1, 2, AND 3 OF THE STAFF REPORT DATED APRIL 18, 2001, WITH THE CHANGES OUTLINED IN MY MOTION DATED MAY 10, 2001, AS DISTRIBUTED TO THE COMMISSION.

Commissioner Alcorn seconded the motion.

Commissioner Alcorn then suggested an amendment as follows: ON THE FIRST PAGE, UNDER ITEM 3, WHICH SAYS: "ATTACHMENT 1, PAGE 3 OF 49." MODIFY THE FIFTH BULLET, RETAIL AND HOTEL USES, TO READ: "IN ADDITION, RETAIL USES SHOULD BE DESIGNED AND DEVELOPED IN A MANNER SUCH THAT PEDESTRIANS ARE ENCOURAGED TO REMAIN ON SITE AS THE RETAIL USES FOUND WITHIN THE DEVELOPMENT PROVIDE A FULL . . ." ET CETERA.

Commissioner Palatiello accepted this amendment.

Chairman Murphy called for a vote and the motion, as amended, carried by a vote of 10-0-1 with Commissioner Alcorn abstaining from that portion of the motion affecting the Wiehle Avenue Transit Station Area; Commissioner Byers absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING IMPLEMENTATION ACTIONS RELATED TO THE DULLES CORRIDOR TRANSIT STATION STUDY AREA THAT SHOULD BE PURSUED JOINTLY BY THE COUNTY AND THE COMMUNITY:

1. DEVELOP A PROCESS AND A PROCEDURE TO CONCURRENTLY REVIEW MULTIPLE DEVELOPMENT APPLICATIONS AS A MEANS TO PROMOTE THE BETTER ALLOCATION OF DEVELOPMENT AROUND TRANSIT STATIONS IN THE CORRIDOR AND THROUGHOUT THE AREA. IN ADDITION, THE CONCURRENT REVIEW AND PROCESSING OF MULTIPLE APPLICATIONS MAY FACILITATE THE DEDICATION OF LAND FOR ACTIVE RECREATION AND PUBLIC PARK PURPOSES IN AREAS OUTSIDE THE TSA, IF THEY'RE PROCESSED WITH ZONING APPLICATIONS FOR INCREASED DENSITY WITHIN THE TSAS.
2. INITIATE A RESOLUTION TO WORK WITH THE RESTON COMMUNITY TO AMEND THE RESTON CENTER FOR INDUSTRY AND GOVERNMENT COVENANTS TO ALLOW RESIDENTIAL USES WITHIN THE AREA GOVERNED BY THESE COVENANTS.
3. THAT THE BOARD INITIATE SUCH ACTION AS MAY BE REQUIRED TO BEGIN THE CONSIDERATION OF HOW TO AFFECTUATE THE ESTABLISHMENT OF AIR RIGHTS DEVELOPMENT IN THE DULLES CORRIDOR.

Commissioners Koch and Moon seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. S00-IV-MV4 - OUT-OF-TURN PLAN AMENDMENT
2. RZ-2000-MA-065 - 6315 BREN MAR ASSOCIATES, LP
3. RZ/FDP-2000-SU-024 - ALD GROUP, INC.
4. ZONING ORDINANCE AMENDMENT (Groups 3 and 6 Special Uses)

This order was accepted without objection.

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S00-IV-MV4 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of Virginia, Title 15.2, Chap. 22 concerning approx. 17.6 acres bounded by Manor Dr., Fry Rd., Richmond Hwy. and Sky View Dr. (Tax Map 101-3((1))39, 39A, 40-43; 101-3((10))1-11; 101-3((11))1, 1A, 1B, 2-10.) The area is planned for community serving retail use at .35 FAR and residential use at 2-3 duac as shown on the Comprehensive Plan map. The Plan provides an option for a mixed use project consisting of two-thirds residential use at 8-12 duac and one-third townhouse-style office/retail use up to .35 FAR contingent upon substantial parcel consolidation and redevelopment in conformance w/the guidelines for neighborhood consolidation. The Plan Amendment will consider a substitute option for community-serving retail use at .35 FAR and residential use at 16-20 duac contingent upon substantial parcel consolidation and other conditions. Recommendations relating to the transportation network may also be modified. LEE DISTRICT. PUBLIC HEARING.

Commissioner Wilson recused herself from this case because her mother-in-law was a property owner in the subject area and she was representing her in the sale of the property.

Ms. Anita Capps, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the amendment with modifications as shown on page 5 of the staff report.

Chairman Murphy called the first listed speaker and recited rules for testimony before the Commission.

Ms. Susan Rose Pehrsson, 10008 Rough Run Court, Fairfax Station, expressed support for the Amendment on behalf of her mother, Ms. Janet Rose, and her mother's three sisters, owners of parcel 41. She said a density of 16-20 dwelling units per acre was compatible with adjacent properties and would provide much needed revitalization to the area. She said she was opposed to the proposed 35 foot buffer along Route 1.

Commissioner Kelso explained to Ms. Pehrsson that a compromise had been reached with the contract purchaser for a density of 12-16 units per acre. He said a density of 16-20 would encourage development of garden type apartments which the community did not want. He also said that he was going to recommend that the buffer along Route 1 be reduced to five feet.

Mr. Adrien Miller, 2103 Rollins Drive, Alexandria, expressed support for the Amendment with a density of 12-16 dwelling units. He said the proposed development would be good for the area.

Mr. John Lynch, 4333 Upland Drive, Alexandria, expressed support for the Amendment, saying it was a good use of land. He expressed concern about an environmental hazard caused by a dry cleaning establishment which had allowed solvents to leak into the ground.

Mr. John H. Thillmann, 2403 Red Maple Lane, Reston, confirmed that there were ground water and soil problems caused by dry cleaning solvent leaking into the ground which would have to be cleaned up at considerable expense. He said for that reason, higher density was needed in order to make development economically feasible.

Commissioner Kelso noted for the record that letters in support of the proposed amendment had been received from Ms. Mary M. Hanrahan, Mr. Sylvester C. Berdux, Jr., Mr. Paul Gagnon, and Ms. Virginia Wells. (These letters are in the date file.)

There were no other speakers. The Commissioners had no further comments or questions, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF S00-IV-MV4, WITH THE FOLLOWING MODIFICATIONS TO THE PLAN LANGUAGE AS PROPOSED ON PAGE 5 OF THE STAFF REPORT:

COMBINE THE OPTIONS FOR 8 TO 12 DWELLING UNITS PER ACRE AND 12 TO 14 UNITS PER ACRE AND SUBSTITUTE A DENSITY OF 12 TO 16. IN ADDITION, ADD LANGUAGE CONCERNING THE COMMERCIALLY ZONED PARCELS FOR THE PARAGRAPH NOW TO READ: "AS AN OPTION, RESIDENTIAL USE AT 12 TO 16 DWELLING UNITS PER ACRE MAY BE CONSIDERED IF SOME OF THE COMMERCIALLY ZONED PARCELS ALONG RICHMOND HIGHWAY ARE INCLUDED IN THE CONSOLIDATION, SUBJECT TO THE FOLLOWING CONDITIONS:"

IN THE THIRD BULLET STRIKE "35-FOOT" AND SUBSTITUTE "5-FOOT;"

STRIKE COMPLETELY THE LANGUAGE IN THE FIFTH BULLET;

STRIKE COMPLETELY THE LANGUAGE OF THE FINAL PARAGRAPH REFERRING TO A DENSITY OF 12 TO 14.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Byers absent from the meeting.

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RZ-2000-MA-065 - 6315 BREN MAR ASSOCIATES, LP - Appl. to rezone from I-3 and I-I to I-4 to permit general office and warehouse uses

and a private school of special education w/an overall FAR of 0.21 on property generally located on the S. side of Bren Mar Dr. at the S. termini of Sheldon Dr. & Beryl Rd. on approx. 28.85 ac. Comp. Plan Rec: Industrial uses. Tax Map 81-1((1))9 and 9A. MASON DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated March 15, 2001. There were no disclosures by Commission members.

Mr. Francis Burns, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to a question from Commissioner Harsel, Mr. Martin said Proffer Number 4 required the applicant to apply for and pursue the vacation of a segment of the Beryl Road right-of-way.

Mr. Martin stated that the applicant was known for renovating dilapidated warehouses and converting them into vibrant office space. He said rezoning the property from I-3 to I-4 would allow both the office use and the legal non-conforming warehouse use. He pointed out that only a portion of that property was developable because of the location of the resource protection area. He acknowledged that there were unresolved transportation issues and said he would continue working with Commissioner Hall and the Department of Transportation to resolve them. He noted that the Mason District Land Use Committee had recommended approval of the application.

In response to a question from Commissioner Hall, Mr. Martin said that the applicant was very interested in supporting a mentor partnership with the local elementary school.

Commissioner Hall noted that she would be deferring the decision on this application after the close of the public hearing to address unresolved issues.

Ms. Jo-Ellen Ostrander, 6321 Merle Place, Alexandria, President Bren Mar Park Civic Association, expressed concern about the impact of the proposed development on area traffic and requested that a transportation study be done.

In response to a question from Commissioner Hall, Ms. Angela Rodeheaver, Department of Transportation, said that there were no transportation recommendations in the Comprehensive Plan for the area. Commissioner Hall acknowledged that there was a traffic problem and said she would work toward resolving it.

Mr. Joseph F. Allison, 5415 Colliers Lane, Alexandria, stated that he was a member of the Mason District Land Use Committee and the Bren Mar Park Civic Association Land Use Committee. He said that the Mason District Land Use Committee had not yet recommended approval or disapproval of the proposed development, contrary to what Mr. Martin had said in

his presentation. He said a recommendation would be made after further evaluation of the proffers and other information.

There were no further speakers. Mr. Martin declined to make a rebuttal statement. There were no comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hall for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Hall MOVED THAT THE DECISION ONLY FOR RZ-2000-MA-065, BREN MAR ASSOCIATES LIMITED PARTNERSHIP, BE DEFERRED TO A DATE CERTAIN OF MAY 16, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Kelso and Koch not present for the vote; Commissioner Byers absent from the meeting.

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RZ/FDP-2000-SU-024 - ALD GROUP, INC. - Appls. to rezone from R-1 & WS to PDH-12 & WS to permit residential development at a density of 11.3 du/ac, a waiver of the minimum district size requirement & approval of the conceptual & final development plans on property located generally in the N.E. quadrant of the intersection of Lee Hwy. & Waples Mill Rd. on approx. 1.06 ac. Comp. Plan Rec: Fx. Ctr. Area: 20 du/ac at the Overlay Level. Tax Map 56-2((1))44. SULLY DISTRICT. PUBLIC HEARING.

Mark Jenkins, Esquire, attorney for the applicant, reaffirmed the affidavit dated November 9, 2000. There were no disclosures by Commission members.

Chairman Murphy relinquished the Chair to Secretary Harsel.

Mr. Bill Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Jenkins stated the subject one acre parcel had not been available for consolidation when the adjacent Westbrook Condominiums had been developed, although interparcel connections had been provided at that time. He said that the proposed density had been reduced so that the development would be able to comply with the Fairfax Center Checklist. He explained that the location of the property, at the intersection of Lee Highway and Waples Mill Road, resulted in the need for almost one-third of the land to be dedicated to accommodate an eventual grade-separated interchange. He noted that the issue of the construction of an additional lane along Lee

Highway had been resolved with staff and that all concerns raised by Westbrook Condominiums had been addressed. He requested a recommendation of approval.

In response to a question from Commissioner Koch, Mr. Jenkins said that if the requirement to construct roadway or frontage improvements along Lee Highway was waived by the Board of Supervisors, the applicant would make a monetary contribution for such improvements. Commissioner Koch said he would defer a decision on this matter for one week so proffers could be revised to reflect this commitment.

Secretary Harsel called for speakers from the audience, but received no response. She noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing remarks, therefore, Secretary Harsel closed the public hearing and recognized Commissioner Koch for a deferral motion. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE DECISION ON RZ-2000-SU-024 AND FDP-2000-SU-024 BE DEFERRED UNTIL MAY 17, 2001, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioner Byers absent from the meeting.

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Chairman Murphy resumed the Chair.

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ZONING ORDINANCE AMENDMENT (Groups 3 and 6 Special Uses)-
To amend Chap. 112 as follows: Establish a SE requirement for some of the Group3 institutional and Group 6 outdoor recreation SP uses, thereby requiring Board of Supervisors' approval in lieu of the Board of Zoning Appeals, and increase the application filing fee for a nursing facility w/less than 50 beds and for a boarding school w/a daily enrollment of 100 or more from \$200 to \$2970. The authority for the imposition of application fees in Chap. 112 is derived from Sect. 15.2-2286(6) of the Code of Virginia. PUBLIC HEARING.

Ms. Lorrie Kirst, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of Option B, as found on page 11 of the staff report.

Commissioner Alcorn commented that although the Board of Zoning Appeals (BZA) had not taken a position on the proposed Amendment, Mr. James Hart, a member of the BZA, was in attendance at tonight's meeting at his request to answer questions from the Commission. Mr. Hart, noting that he was not representing the BZA as a whole, responded to questions from the Commission about the number and types of cases heard by the BZA.

Commissioner Wilson commended Mr. Hart for the service he provided as a member of the BZA.

In response to a question from Commissioner Palatiello, Ms. Kirst explained that if the proposed amendment were adopted, staff would recommend that the effective date be deferred for 90 days so that pending applications could be heard under the current Ordinance.

Ms. Kirst responded to questions from Commissioner Palatiello about the regulation of private and public golf courses.

At Commissioner Kelso's request, Ms. Kirst compared the special permit and special exception process.

In response to a question from Commissioner Smyth, Ms. Kirst said four unrelated people could occupy a dwelling unit by-right, but 10 required special permit approval. She added that up to eight disabled persons were allowed in a group residential facility.

Chairman Murphy called the first listed speaker.

Mr. Michael Tobias, 2668 Reign Street, Oak Hill, President, Fox Mill Estates Homes Association, expressed support for Option A. He said the Association felt that any development affecting transportation or land use should be heard by the Planning Commission and the Board of Supervisors because it allowed more citizen input than the BZA.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, said the Association strongly supported Option A. She said a special exception request allowed ample time to work on land use issues before public hearings were held by the Planning Commission and the Board of Supervisors. She also said supervisors could be held accountable for decisions made. She noted that the special permit process did not allow for a resolution of issues prior to a public hearing and the only remedy of a BZA decision was an appeal to the Circuit Court which was difficult for most citizens to do.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, expressed support for the proposed Amendment because it offered citizen input on significant land use issues not possible when a case was heard by the BZA.

Mr. Bruce Bennett, 1459 Hunter View Farms, Vienna, urged the Commission to make a recommendation of approval of Option A of the proposed Amendment. He said the BZA discouraged citizen input on cases which often had serious land use impacts.

In response to questions from Chairman Murphy and Commissioner Hall, Ms. Jane Gwinn, ZAD, DPZ, compared the impact on the workload of the BZA of Options A and B.

Ms. Jeannette Twomey, 1504 Brookmead Place, Vienna, representing the Hunter Mill Defense League, express support for the proposed Amendment because it would result in better public involvement and more fairness in land use decisions. (A copy of her remarks is in the date file.)

In response to a question from Commissioner Palatiello, Ms. Gwinn said the BZA traditionally did not meet with citizens prior to hearing a case, although there was no law or regulation prohibiting them from doing so. Mr. Hart added that there were seven at-large commissioners who were not assigned to a specific area of the County, therefore, members did not have a proprietary tie to any particular case. Chairman Murphy pointed out that the BZA was not affiliated with a person, such as a supervisor, who had an office and staff to provide support. Commissioner Palatiello noted that Mr. Hart had made himself more accessible to citizens and hoped that other BZA members would do so as well.

Mr. Hart responded to a question from Commissioner Hall about the type of BZA cases on which staff made recommendations.

Commissioner Kelso referred to a letter from Sally Ormsby, Chair, Citizens Committee on Land Use and Transportation, which recommended that no changes be made to the Zoning Ordinance. (A copy of this letter is in the date file.)

William Baskin, Esquire, 301 Park Avenue, Falls Church, requested that the definition of country clubs be revised to eliminate the non-profit requirement and stipulate that they may or may not include golf courses.

In response to a question from Commissioner Wilson, Ms. Kirst said that under the current Ordinance, a for-profit country club was considered a Group 5 special permit use, which included commercial recreation/swimming/tennis court uses, allowed only in a commercial area.

Commissioner Harsel and Commissioner Wilson discussed the definition of a non-profit and a for-profit country club.

Ms. Lois Rice, 2754 Blueberry Farm Lane, Oak Hill, Chair, Hunter Mill District Council, stated the Council supported Option A because the special exception process would provide a greater opportunity for community review and was a sound development practice. (Letters from the Council and from Ms. Rice are in the date file.)

At Commissioner Alcorn's request, Mr. Hart compared the special permit and special exception process for a small childcare business.

Ms. Gwinn responded to a question from Commissioner Harsel about what development requirements the BZA could and could not waive, such as parking.

Chairman Murphy, Commissioner Hall, Commissioner Alcorn and Mr. Hart discussed the practice of pulling BZA cases for public hearing before the Planning Commission.

Referring to an earlier question by Commissioner Smyth, Ms. Gwinn said she wished to clarify that, under the current Ordinance, a group residential facility with eight disabled residents was separate and distinct from a group housekeeping use. She said if the proposed Amendment were adopted, group residential facilities would continue to be allowed by-right.

Commissioner Harsel said she had received a call from Mr. John Shivik, President, Braddock District Council, who expressed support for Option A.

Ms. Gwinn responded to questions from Commissioner Wilson about the number of children allowed in a home child care facility without special permit or special exception approval.

There were no further speakers. The Commission had no further comments or questions and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Alcorn for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE ZONING ORDINANCE AMENDMENT FOR GROUP 3 INSTITUTIONAL AND GROUP 6 OUTDOOR RECREATIONAL SPECIAL PERMIT USES TO A DATE CERTAIN OF WEDNESDAY, MAY 23, 2001.

Commissioners Kelso and Wilson seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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The meeting was adjourned at 11:16 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Meeting by: Mary A. Pascoe
Minutes by: Linda B. Rodeffer

Approved on: July 25, 2002

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission